



**Redesdale Road, DH2 3JG**  
**2 Bed - Apartment**  
**£620 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* AVAILABLE FROM 22 JUNE ONWARDS \* GROUND FLOOR APARTMENT \* POPULAR LOCATION \* ENCLOSED FRONT GARDEN \* TO BE CLEANED AND REDECORATED IN PLACES \*

Available to rent from 22 June onwards is this ground floor apartment situated within a popular part of Chester le Street. The property offers practical accommodation and will be cleaned and redecorated in selected areas prior to a new tenancy commencing.

The floorplan comprises an entrance hallway, comfortable lounge with doors opening onto the front garden, fitted kitchen, two bedrooms and a bathroom.

Externally, the property benefits from an enclosed front garden providing useful outdoor space. There is on street parking nearby along with some non-allocated parking bays. Please note there is no garage included with the tenancy.

Redesdale Road is conveniently situated for access to Chester le Street town centre, which offers a range of shops, supermarkets, cafés and leisure facilities. The area benefits from good transport links including the A1(M) and Chester le Street railway station, making commuting to Durham, Newcastle and surrounding areas straightforward. Riverside Park and nearby green spaces are also within easy reach, adding to the appeal of the location.

\*\*Specification: Unfurnished\*\*

\*\*Required earnings: Tenant Income £22,320 Guarantor Income £22,320 (if required)\*\*

Bond £620

## Entrance Hallway

## Lounge

## Kitchen

## Bedroom

## Bedroom

## Bathroom

## EXTERNAL

Externally, the property benefits from an enclosed front garden providing useful outdoor space. There is on street parking nearby along with some non-allocated parking bays.

## AGENT'S NOTES

Council Tax: Durham County Council, Band A

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

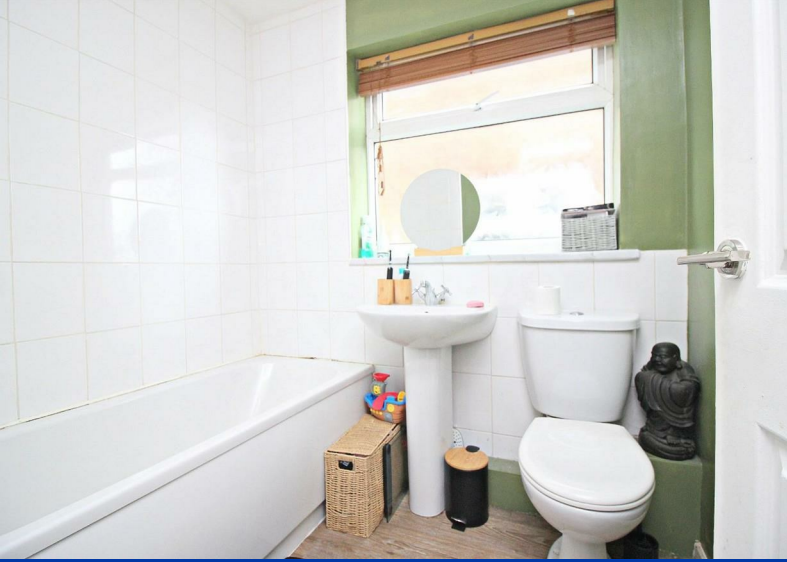
Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

## REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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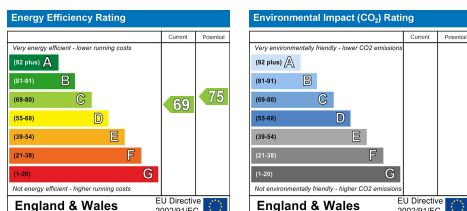
Surveys and EPCs

Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

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## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

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E: info@robinsonsbishop.co.uk

## CROOK

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DL15 9UA

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E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

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## SEDGEFIELD

3 High Street  
TS21 2AU

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## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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